



City of Huntington Beach

Planning Department Newsletter

March 8, 2006

(714) 536-5271

MAJOR PROJECTS UPDATE

The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, http://www.surfcity-hb.org/CityDepartments/planning/news_publications/

NEWLAND STREET RESIDENTIAL PROJECT

The Newland Street Residential Draft EIR begins its mandatory 45-day public comment period on March 3, 2006. The comment period closes on April 17, 2006. Copies of the document were distributed to the applicant and state and local agencies. Other copies are available for public review and short-term check out at the Planning and Zoning Counter, Huntington Central Library, and Banning Branch Library. The document can also be viewed and downloaded in searchable format from the City's website <http://www.surfcity-hb.org/citydepartments/planning/major/newlandresidentaleir.cfm>. A Notice of Availability of the Draft EIR has been mailed to all property owners and tenants within 1,000 feet of the site and all other interested parties. A public comment meeting will be held on Thursday, March 30, 2006 at 6:00 PM in Room B of the Huntington Central Library.

HOME DEPOT

The Environmental Assessment Committee's (EAC) determination that a Mitigated Negative Declaration should be processed for the proposed Home Depot project at 19101 Magnolia Street (Southwest corner of Magnolia Street and Garfield Avenue) was appealed on February 13, 2006. As a result of the appeal, the EAC's determination will be reviewed by the Planning Commission. After holding a study session on February 28, 2006, the public hearing is scheduled for March 14, 2006 at 7:00 p.m. The Planning Commission can either uphold the determination of the EAC, or accept the appeal and require that an Environmental Impact Report be prepared in order to meet the requirements of the California Environmental Quality Act (CEQA). This appeal is only to determine the level of environmental review to be prepared; it is not a final decision of the adequacy of the review.

EDINGER CORRIDOR

On Tuesday, February 28, 2006, the Planning Commission held a study session and a public hearing for consideration of General Plan Amendment no. 05-02, Zoning Map Amendment No. 05-02, Zoning Text Amendment No. 05-04, and Mitigated Negative Declaration No. 06-01 for the adoption of the Edinger Corridor Specific Plan - SP 14. Following discussion, the Planning Commission voted to continue the Edinger Corridor Specific Plan to a tentative date of June 27, 2006 with the public hearing open. They established an Edinger Corridor Sub-Committee and requested staff to: conduct two Edinger Corridor Community Workshops with property and business owners during April, 2006; conduct one Edinger Corridor Community Workshop with the Planning Commission in May, 2006; and address several issues raised by the public and Commission before their May workshop.

Disclaimer: This information is accurate as of March 8, 2006. Project schedules and designs are subject to change and will be noted in future communications.

POSEIDON DESALINATION FACILITY

The Conditional Use Permit and Coastal Development Permit applications for the Poseidon Desalination Project were approved by the City Council on February 27, 2006. There are additional project permits that must also be approved by multiple government agencies before construction can begin. These include the California Coastal Commission, South Coast Air Quality Management District, Santa Ana Regional Water Quality Control Board and State Department of Health Services.

Although not a Major Project, there are projects on occasion that are worth providing an update. Below is a list of such projects:

WESLEY PARK

Approximately 80 people attended the public workshop on February 7, 2006 to discuss density and development standards in the Wesley Park area, near downtown. According to staff, the majority of property owners expressed concerns about limitations being placed on their ability to modify their property. The Planning Department will hold a follow-up meeting with interested residents on Tuesday, March 14 at 6:00 p.m. in Room B-7 of City Hall. The City's Planning staff will facilitate the meeting by collecting ideas and listening to concerns raised by the residents.